HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Barrie CMA

Date Released: Second Quarter 2016

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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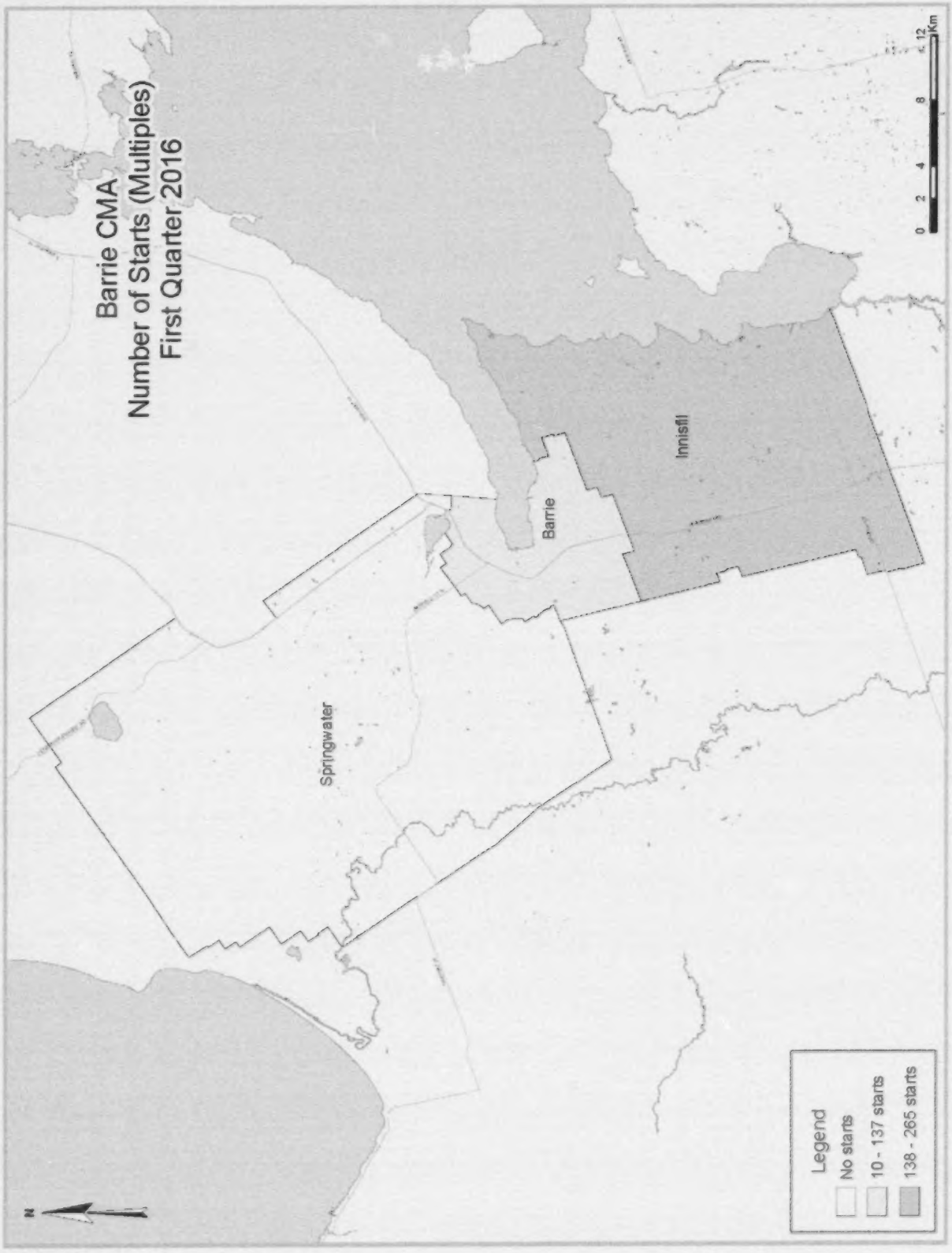
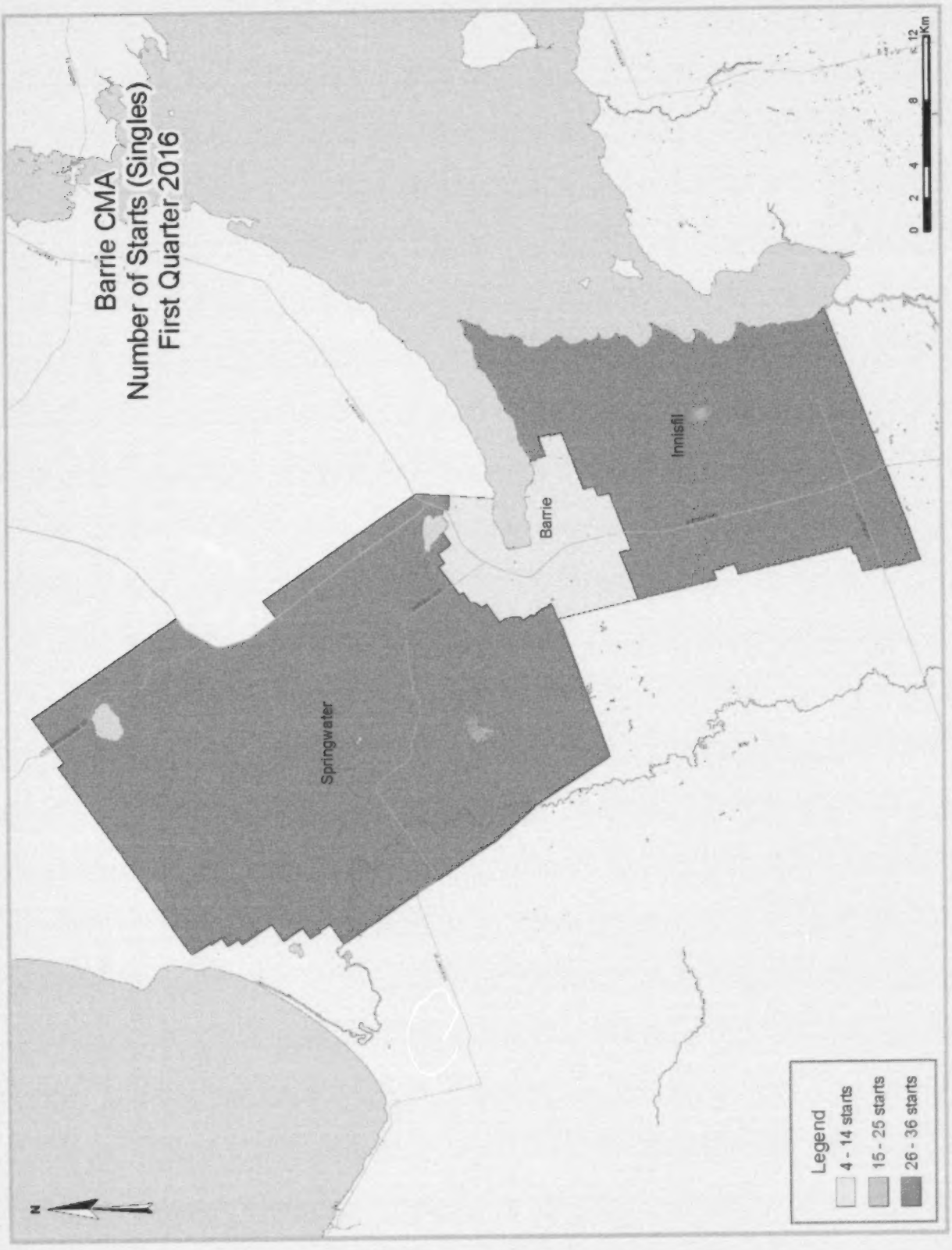
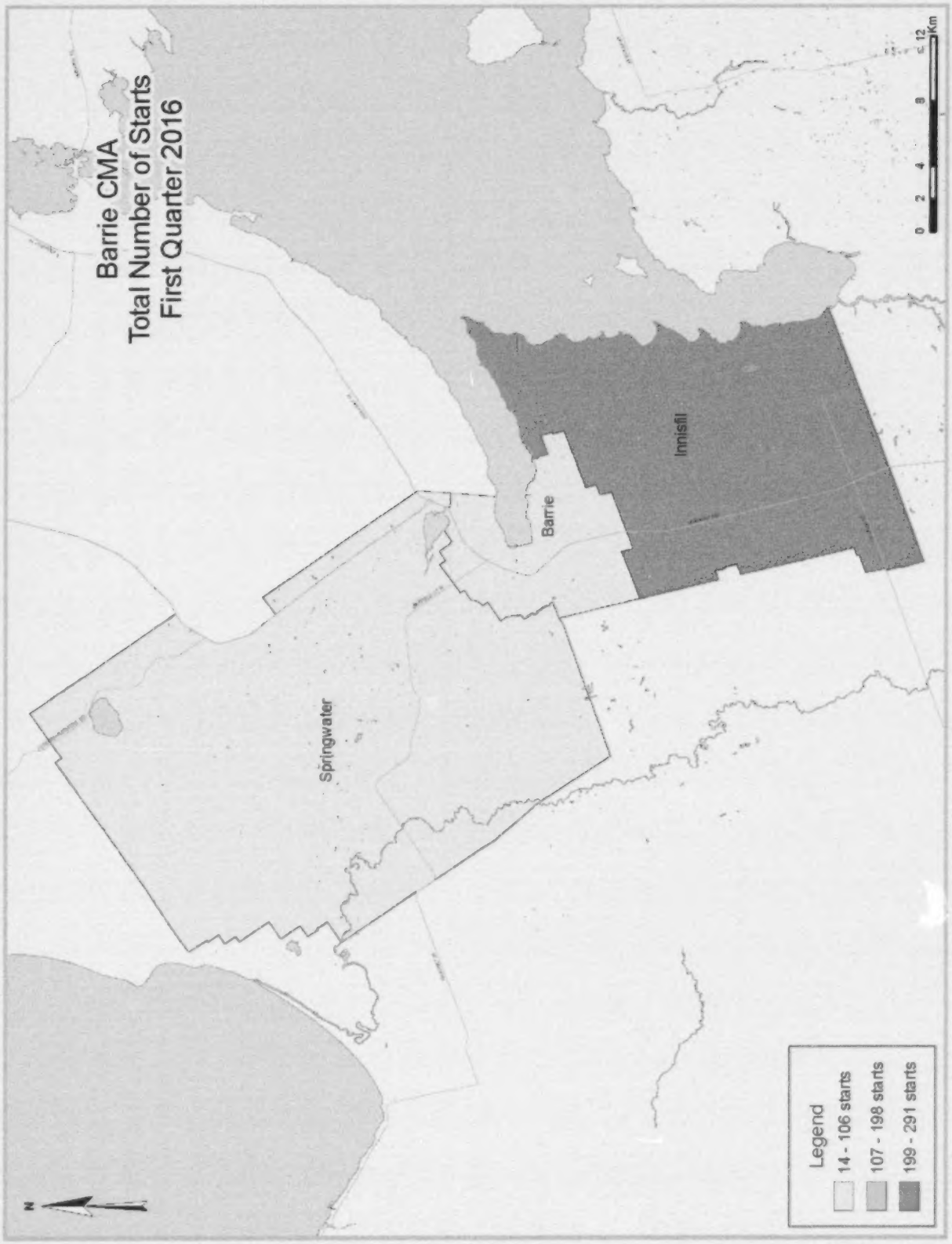
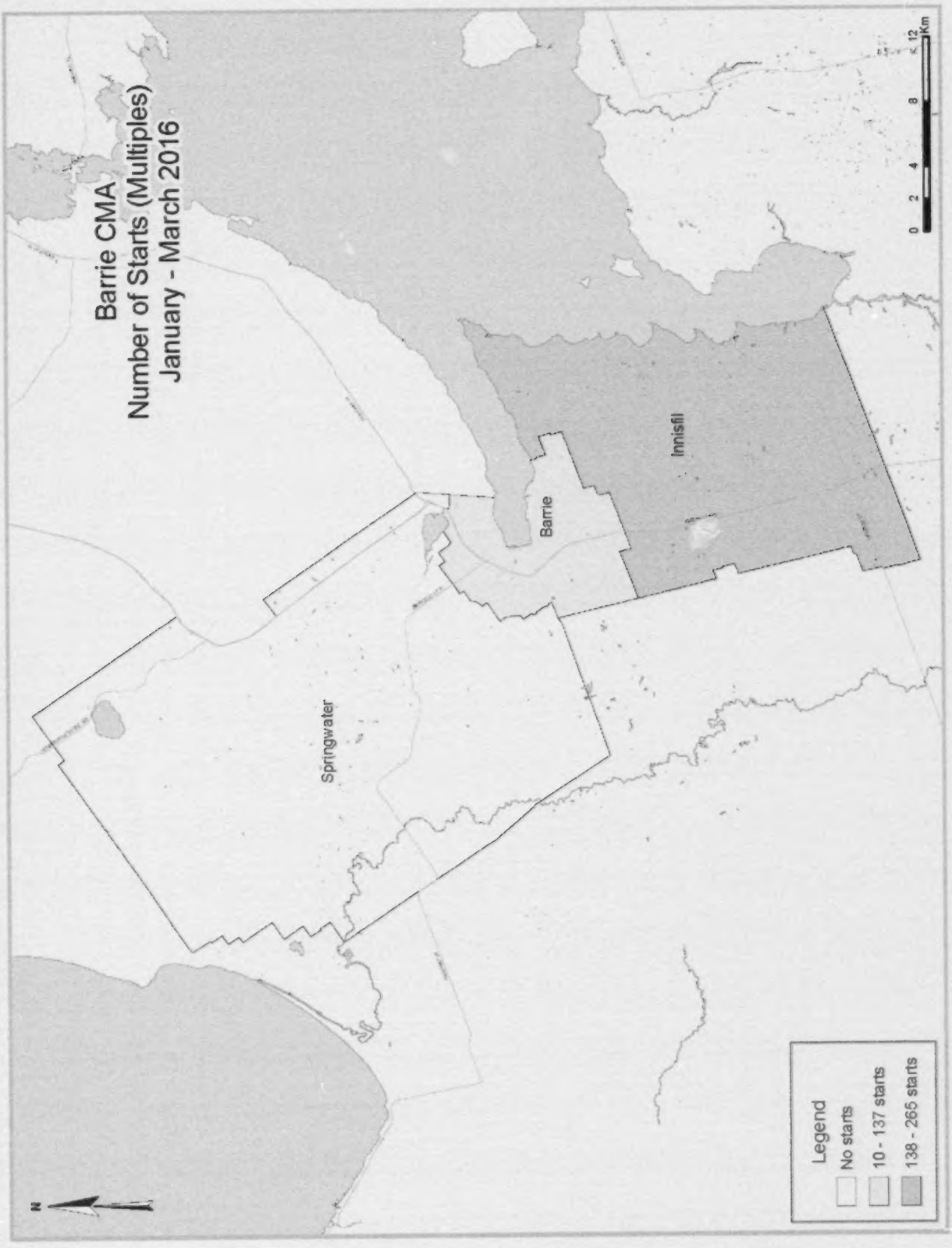

Barrie CMA
Number of Starts (Multiples)
First Quarter 2016
Innisfil
Barrie
Springwater
0 2 4 8 12 Km
N
Legend
No starts
10 - 137 starts
138 - 265 starts


Barrie CMA
Number of Starts (Singles)
First Quarter 2016
Springwater
Barrie
Innisfil
0 2 4 8 12 Km
N
Legend
4 - 14 starts
15 - 25 starts
26 - 36 starts


Barrie CMA
Total Number of Starts
First Quarter 2016
Innisfil
Barrie
Springwater
0 2 4 8 12 Km
N
Legend
14 - 106 starts
107 - 198 starts
199 - 291 starts


Barrie CMA
Number of Starts (Multiples)
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Springwater
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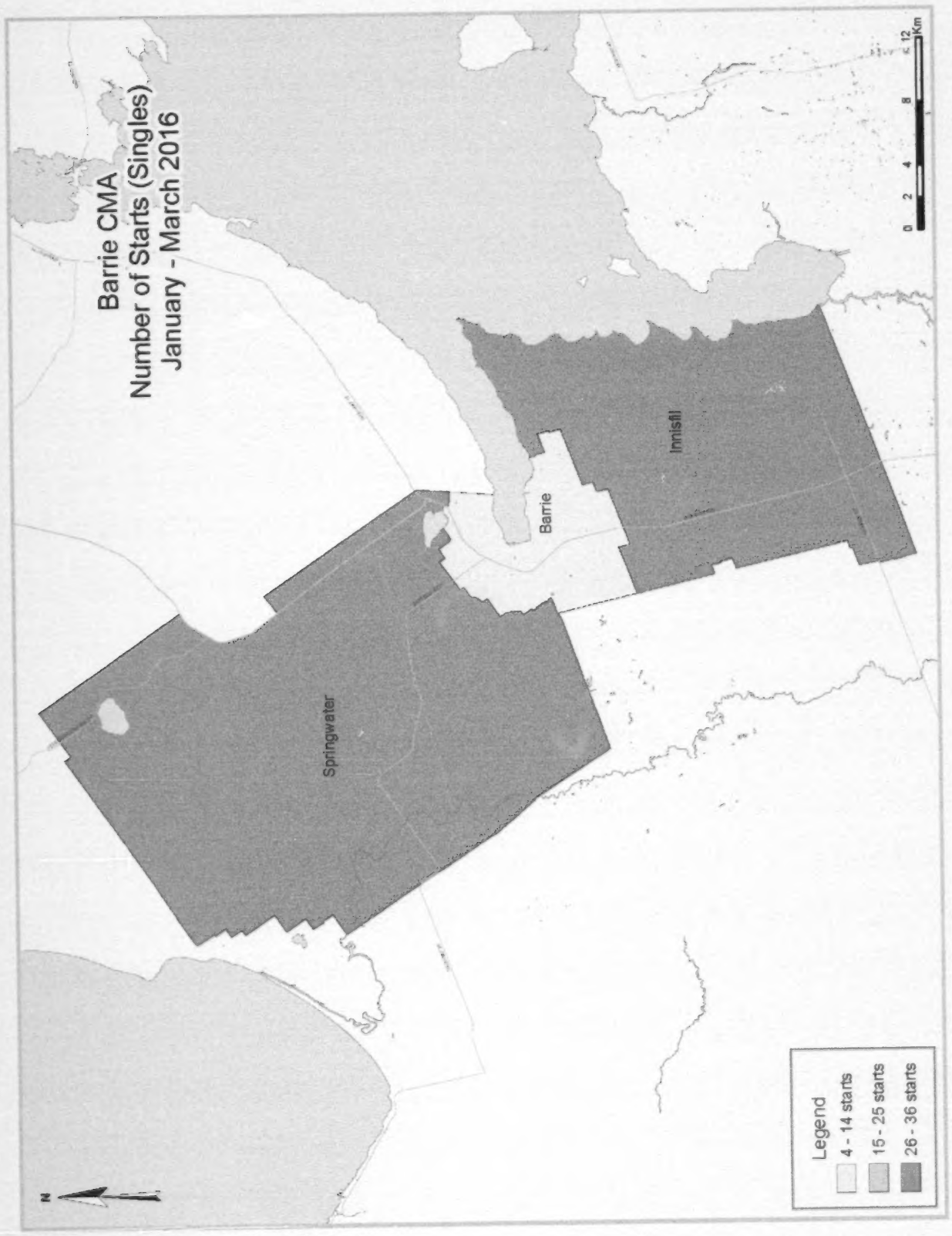
0 2 4 8 12 Km
N
Legend
No starts
10 - 137 starts
138 - 265 starts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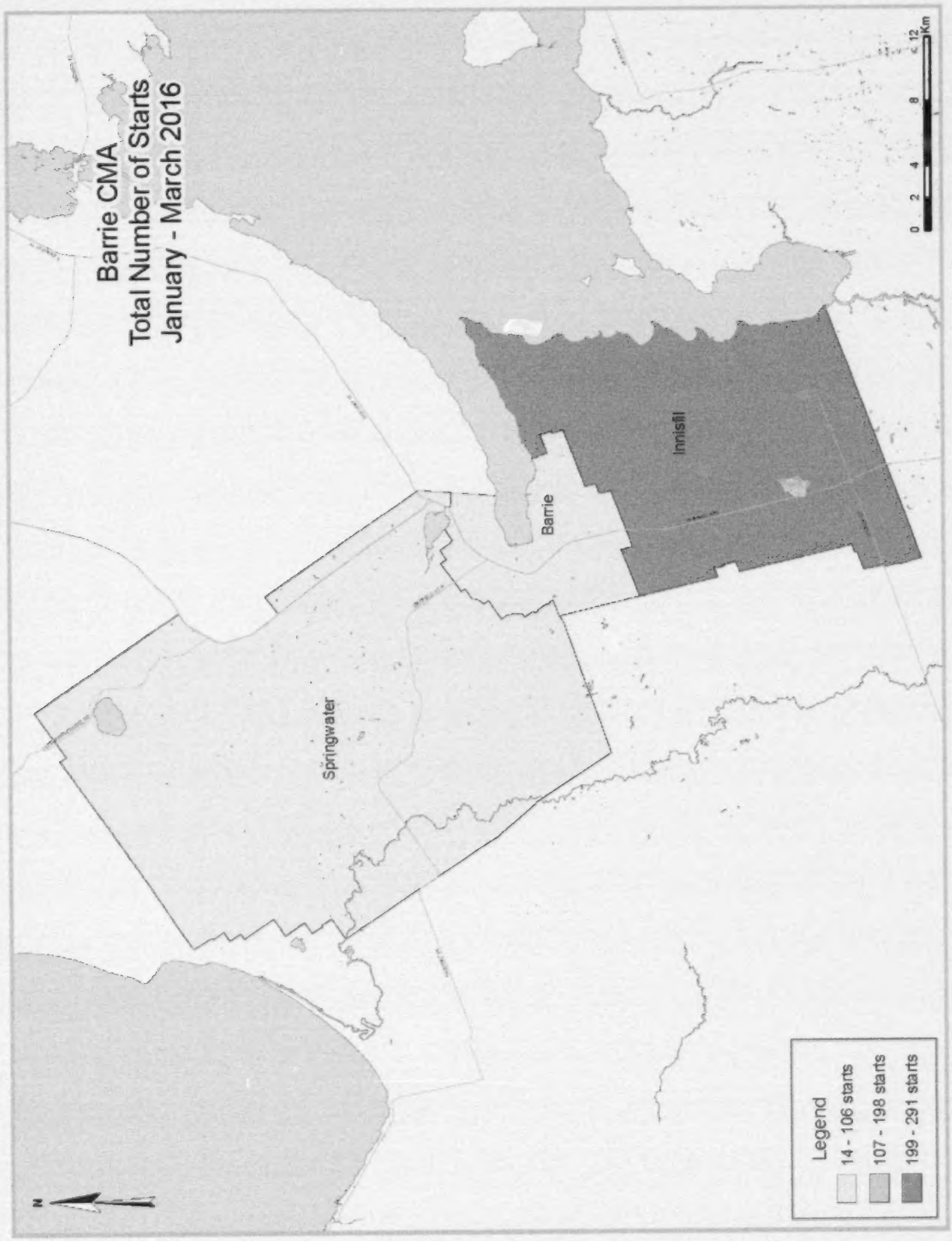
Barrie CMA
Total Number of Starts
January - March 2016
Innisfil
Barrie
Springwater
0 2 4 8 12 Km
N
Legend
14 - 106 starts
107 - 198 starts
199 - 291 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2016								
Barrie CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Jan. 2016	Feb. 2016	Mar. 2016	Jan. 2016	Feb. 2016	Mar. 2016
Single-Detached	550	695	338	753	689	792	827	894
Multiples	598	321	3,000	204	96	982	1,016	1,008
Total	1,148	1,016	3,338	957	785	1,774	1,843	1,902
	Quarterly SAAR		Actual			YTD		
	2015 Q4	2016 Q1	2015 Q1	2016 Q1	% change	2015 Q1	2016 Q1	% change
Single-Detached	1,142	594	62	66	6.5%	62	66	6.5%
Multiples	916	1,100	21	275	1209.5%	21	275	1209.5%
Total	2,058	1,694	83	341	310.8%	83	341	310.8%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR).

Detailed data available upon request.

Table 1.1: Housing Activity Summary of Barrie CMA First Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2016	66	0	35	0	0	240	0	0	341
Q1 2015	62	0	0	0	21	0	0	0	83
% Change	6.5	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	**
Year-to-date 2016	66	0	35	0	0	240	0	0	341
Year-to-date 2015	62	0	0	0	21	0	0	0	83
% Change	6.5	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	**
UNDER CONSTRUCTION									
Q1 2016	413	10	38	0	55	412	0	104	1,032
Q1 2015	243	6	58	0	77	308	0	164	856
% Change	70.0	66.7	-34.5	n/a	-28.6	33.8	n/a	-36.6	20.6
COMPLETIONS									
Q1 2016	134	2	20	0	0	48	10	0	214
Q1 2015	113	0	19	0	0	0	0	0	132
% Change	18.6	n/a	5.3	n/a	n/a	n/a	n/a	n/a	62.1
Year-to-date 2016	134	2	20	0	0	48	10	0	214
Year-to-date 2015	113	0	19	0	0	0	0	0	132
% Change	18.6	n/a	5.3	n/a	n/a	n/a	n/a	n/a	62.1
COMPLETED & NOT ABSORBED									
Q1 2016	33	4	0	0	1	5	n/a	n/a	43
Q1 2015	26	0	6	0	3	18	n/a	n/a	53
% Change	26.9	n/a	-100.0	n/a	-66.7	-72.2	n/a	n/a	-18.9
ABSORBED									
Q1 2016	133	0	24	0	2	49	n/a	n/a	208
Q1 2015	117	0	19	0	2	7	n/a	n/a	145
% Change	13.7	n/a	26.3	n/a	0.0	**	n/a	n/a	43.4
Year-to-date 2016	133	0	24	0	2	49	n/a	n/a	208
Year-to-date 2015	117	0	19	0	2	7	n/a	n/a	145
% Change	13.7	n/a	26.3	n/a	0.0	**	n/a	n/a	43.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Barrie City									
Q1 2016	4	0	10	0	0	0	0	0	14
Q1 2015	0	0	0	0	21	0	0	0	21
Innisfil Town									
Q1 2016	26	0	25	0	0	240	0	0	291
Q1 2015	49	0	0	0	0	0	0	0	49
Springwater Town									
Q1 2016	36	0	0	0	0	0	0	0	36
Q1 2015	13	0	0	0	0	0	0	0	13
Barrie CMA									
Q1 2016	66	0	35	0	0	240	0	0	341
Q1 2015	62	0	0	0	21	0	0	0	83
UNDER CONSTRUCTION									
Barrie City									
Q1 2016	37	10	21	0	55	180	0	104	407
Q1 2015	28	6	50	0	77	308	0	164	633
Innisfil Town									
Q1 2016	172	0	17	0	0	232	0	0	421
Q1 2015	176	0	8	0	0	0	0	0	184
Springwater Town									
Q1 2016	204	0	0	0	0	0	0	0	204
Q1 2015	39	0	0	0	0	0	0	0	39
Barrie CMA									
Q1 2016	413	10	38	0	55	412	0	104	1,032
Q1 2015	243	6	58	0	77	308	0	164	856
COMPLETIONS									
Barrie City									
Q1 2016	14	2	0	0	0	48	10	0	74
Q1 2015	6	0	7	0	0	0	0	0	13
Innisfil Town									
Q1 2016	102	0	20	0	0	0	0	0	122
Q1 2015	94	0	12	0	0	0	0	0	106
Springwater Town									
Q1 2016	18	0	0	0	0	0	0	0	18
Q1 2015	13	0	0	0	0	0	0	0	13
Barrie CMA									
Q1 2016	134	2	20	0	0	48	10	0	214
Q1 2015	113	0	19	0	0	0	0	0	132

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket First Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Barrie City									
Q1 2016	6	4	0	0	1	0	n/a	n/a	11
Q1 2015	7	0	6	0	3	5	n/a	n/a	21
Innisfil Town									
Q1 2016	16	0	0	0	0	0	n/a	n/a	16
Q1 2015	10	0	0	0	0	0	n/a	n/a	10
Springwater Town									
Q1 2016	11	0	0	0	0	5	n/a	n/a	16
Q1 2015	9	0	0	0	0	13	n/a	n/a	22
Barrie CMA									
Q1 2016	33	4	0	0	1	5	n/a	n/a	43
Q1 2015	26	0	6	0	3	18	n/a	n/a	53
ABSORBED									
Barrie City									
Q1 2016	14	0	4	0	2	48	n/a	n/a	68
Q1 2015	6	0	7	0	2	7	n/a	n/a	22
Innisfil Town									
Q1 2016	99	0	20	0	0	0	n/a	n/a	119
Q1 2015	97	0	12	0	0	0	n/a	n/a	109
Springwater Town									
Q1 2016	20	0	0	0	0	1	n/a	n/a	21
Q1 2015	14	0	0	0	0	0	n/a	n/a	14
Barrie CMA									
Q1 2016	133	0	24	0	2	49	n/a	n/a	208
Q1 2015	117	0	19	0	2	7	n/a	n/a	145

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Barrie CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	695	10	51	0	80	104	0	76	1,016
% Change	26.4	66.7	-31.1	n/a	42.9	-66.2	n/a	-50.6	-11.5
2014	550	6	74	0	56	308	0	154	1,148
% Change	-8.6	0.0	-38.3	n/a	115.4	**	-100.0	**	28.8
2013	602	6	120	0	26	88	19	30	891
% Change	27.0	0.0	25.0	n/a	-65.3	-27.3	137.5	**	13.9
2012	474	6	96	0	75	121	8	2	782
% Change	33.9	**	65.5	n/a	**	-54.3	n/a	0.0	11.7
2011	354	1	58	0	20	265	0	2	700
% Change	-19.9	-75.0	-44.8	n/a	-28.6	**	n/a	-93.5	2.6
2010	442	4	105	0	28	72	0	31	682
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
2009	292	0	0	0	0	90	0	45	427
% Change	-66.0	-100.0	-100.0	n/a	-100.0	-75.4	n/a	**	-69.8
2008	858	12	140	0	30	366	0	10	1,416
% Change	15.0	-14.3	-21.3	n/a	**	**	n/a	n/a	44.5
2007	746	14	178	0	5	37	0	0	980
% Change	-23.3	-46.2	107.0	n/a	-78.3	n/a	n/a	-100.0	-16.2
2006	972	26	86	0	23	0	0	62	1,169

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Barrie City	4	0	0	0	10	21	0	0	14	21	-33.3
Innisfil Town	26	49	0	0	25	0	240	0	291	49	**
Springwater Town	36	13	0	0	0	0	0	0	36	13	176.9
Barrie CMA	66	62	0	0	35	21	240	0	341	83	**

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Barrie City	4	0	0	0	10	21	0	0	14	21	-33.3
Innisfil Town	26	49	0	0	25	0	240	0	291	49	**
Springwater Town	36	13	0	0	0	0	0	0	36	13	176.9
Barrie CMA	66	62	0	0	35	21	240	0	341	83	**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Barrie City	10	21	0	0	0	0	0	0
Innisfil Town	25	0	0	0	240	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	35	21	0	0	240	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	10	21	0	0	0	0	0	0
Innisfil Town	25	0	0	0	240	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	35	21	0	0	240	0	0	0

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Barrie City	14	0	0	21	0	0	14	21
Innisfil Town	51	49	240	0	0	0	291	49
Springwater Town	36	13	0	0	0	0	36	13
Barrie CMA	101	62	240	21	0	0	341	83

Table 2.5: Starts by Submarket and by Intended Market
January - March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	14	0	0	21	0	0	14	21
Innisfil Town	51	49	240	0	0	0	291	49
Springwater Town	36	13	0	0	0	0	36	13
Barrie CMA	101	62	240	21	0	0	341	83

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Barrie City	14	6	2	0	10	7	48	0	74	13	**
Innisfil Town	102	94	0	0	20	12	0	0	122	106	15.1
Springwater Town	18	13	0	0	0	0	0	0	18	13	38.5
Barrie CMA	134	113	2	0	30	19	48	0	214	132	62.1

Table 3.1: Completions by Submarket and by Dwelling Type January - March 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Barrie City	14	6	2	0	10	7	48	0	74	13	**
Innisfil Town	102	94	0	0	20	12	0	0	122	106	15.1
Springwater Town	18	13	0	0	0	0	0	0	18	13	38.5
Barrie CMA	134	113	2	0	30	19	48	0	214	132	62.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Barrie City	0	7	10	0	48	0	0	0
Innisfil Town	20	12	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	20	19	10	0	48	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	0	7	10	0	48	0	0	0
Innisfil Town	20	12	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	20	19	10	0	48	0	0	0

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Barrie City	16	13	48	0	10	0	74	13
Innisfil Town	122	106	0	0	0	0	122	106
Springwater Town	18	13	0	0	0	0	18	13
Barrie CMA	156	132	48	0	10	0	214	132

Table 3.5: Completions by Submarket and by Intended Market
January - March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Barrie City	16	13	48	0	10	0	74	13
Innisfil Town	122	106	0	0	0	0	122	106
Springwater Town	18	13	0	0	0	0	18	13
Barrie CMA	156	132	48	0	10	0	214	132

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q1 2016	0	0.0	4	28.6	7	50.0	0	0.0	3	21.4	14	-	417,985
Q1 2015	0	0.0	2	50.0	1	25.0	0	0.0	1	25.0	4	-	-
Year-to-date 2016	0	0.0	4	28.6	7	50.0	0	0.0	3	21.4	14	-	417,985
Year-to-date 2015	0	0.0	2	50.0	1	25.0	0	0.0	1	25.0	4	-	-
Innisfil Town													
Q1 2016	5	5.6	8	8.9	14	15.6	40	44.4	23	25.6	90	465,000	482,796
Q1 2015	16	17.8	26	28.9	11	12.2	14	15.6	23	25.6	90	-	436,753
Year-to-date 2016	5	5.6	8	8.9	14	15.6	40	44.4	23	25.6	90	465,000	482,796
Year-to-date 2015	16	17.8	26	28.9	11	12.2	14	15.6	23	25.6	90	-	436,753
Springwater Town													
Q1 2016	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	850,878
Q1 2015	1	16.7	0	0.0	0	0.0	1	16.7	4	66.7	6	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	850,878
Year-to-date 2015	1	16.7	0	0.0	0	0.0	1	16.7	4	66.7	6	-	-
Barrie CMA													
Q1 2016	5	4.3	12	10.4	21	18.3	40	34.8	37	32.2	115	480,000	509,774
Q1 2015	17	17.0	28	28.0	12	12.0	15	15.0	28	28.0	100	422,500	465,887
Year-to-date 2016	5	4.3	12	10.4	21	18.3	40	34.8	37	32.2	115	480,000	509,774
Year-to-date 2015	17	17.0	28	28.0	12	12.0	15	15.0	28	28.0	100	422,500	465,887

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
First Quarter 2016

Submarket	Q1 2016	Q1 2015	% Change	YTD 2016	YTD 2015	% Change
Barrie City	417,985	-	n/a	417,985	-	n/a
Innisfil Town	482,796	436,753	10.5	482,796	436,753	10.5
Springwater Town	850,878	-	n/a	850,878	-	n/a
Barrie CMA	509,774	465,887	9.4	509,774	465,887	9.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Barrie First Quarter 2016										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	218	12.4	417	507	668	62.4	337,718	6.4	352,490
	February	335	13.9	431	616	714	60.4	347,278	3.8	350,116
	March	451	16.5	432	819	679	63.6	353,644	2.4	353,160
	April	580	23.1	449	911	687	65.4	375,713	12.3	365,553
	May	625	7.6	456	1,009	702	65.0	375,810	9.5	367,243
	June	609	10.1	417	865	667	62.5	373,059	6.4	365,679
	July	542	6.5	442	737	658	67.2	371,393	8.0	368,832
	August	434	-0.7	428	622	630	67.9	376,773	13.8	381,836
	September	453	1.8	434	695	649	66.9	394,870	15.8	391,684
	October	400	1.0	430	581	655	65.6	392,128	14.3	394,467
	November	359	8.5	458	462	693	66.1	392,247	12.8	393,878
	December	238	20.8	450	247	669	67.3	362,510	4.6	368,204
2016	January	224	2.8	442	480	655	67.5	365,378	8.2	381,275
	February	350	4.5	434	573	656	66.2	410,538	18.2	412,754
	March	553	22.6	525	819	690	76.1	407,836	15.3	408,305
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	1,004	14.7		1,942			348,062	3.7	
	Q1 2016	1,127	12.3		1,872			400,236	15.0	
	YTD 2015	1,004	14.7		1,942			348,062	3.7	
	YTD 2016	1,127	12.3		1,872			400,236	15.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
First Quarter 2016

		Interest Rates			NHPI, Total, (Ontario) 2007=100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	119.7	125.3	114.6	5.5	73.2	873
	February	567	2.89	4.74	120.1	126.2	113.1	6.5	72.8	880
	March	567	2.89	4.74	120.3	127.1	112.0	6.7	72.1	890
	April	561	2.89	4.64	120.6	126.9	110.1	7.8	71.8	919
	May	561	2.89	4.64	121.0	127.7	110.0	8.3	72.0	958
	June	561	2.89	4.64	121.5	128.2	109.7	7.7	71.3	980
	July	561	2.89	4.64	121.9	128.4	109.2	7.2	70.5	963
	August	561	2.89	4.64	122.5	128.0	109.6	6.8	70.3	940
	September	561	2.89	4.64	122.7	127.8	108.1	7.0	69.4	932
	October	561	2.89	4.64	123.1	127.9	106.2	6.6	67.8	939
	November	561	3.14	4.64	123.4	127.9	103.8	6.1	65.9	935
	December	561	3.14	4.64	123.5	127.5	104.6	6.4	66.4	918
2016	January	561	3.14	4.64	123.7	127.8	107.0	6.4	67.8	920
	February	561	3.14	4.64	124.2	128.2	108.8	6.7	69.1	928
	March	561	3.14	4.64		129.0	109.7	7.6	70.3	927
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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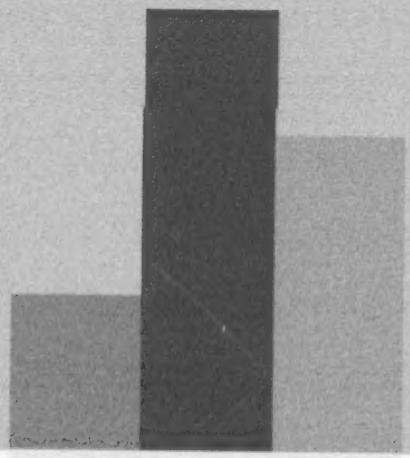

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